



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
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JAMES A. NOYES, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

February 5, 2003

IN REPLY PLEASE
REFER TO FILE:

MP-6
68B.042

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**MISCELLANEOUS TRANSFER DRAIN NO. T 287- PARCELS 1EX AND 1DA
SALE OF SURPLUS PROPERTY - CITY OF COMPTON
SUPERVISORIAL DISTRICT 2
3 VOTES**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in Miscellaneous Transfer Drain No. T 287, Parcel 1EX (32,960 square feet), located south of State Route 91 and east of Acacia Avenue, in the City of Compton, to be excess property.
3. Authorize the sale of Parcel 1EX, with a reservation of a perpetual easement for covered storm drain and appurtenant structures with ingress and egress (Parcel 1DA), to the adjacent property owner, Calsak Corporation, for \$195,000.
4. Instruct the Chair to sign the enclosed Quitclaim Deed and authorize delivery to the Grantee.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the Los Angeles County Flood Control District to sell to Calsak Corporation fee title in Parcel 1EX, Miscellaneous Transfer Drain No. T 287, with a reservation of a perpetual easement in Parcel 1DA for covered storm drain purposes, and appurtenant structures with ingress and egress purposes. Parcels 1EX and 1DA are located south of State Route 91 and east of Acacia Avenue, in the City of Compton.

The District acquired the fee title to Parcel 1EX as part of the land needed for Miscellaneous Transfer Drain No. T 287. Construction has been completed and Calsak Corporation, the adjacent property owner, requested to purchase the excess property upon which they are currently encroaching.

Implementation of Strategic Plan Goals

This action is consistent with the County Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and liability.

FISCAL IMPACT/FINANCING

The proposed selling price is \$195,000 and includes \$20,000 for back rent. The sales price is within the range of appraised value. This amount has been paid and deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

As required by California Government Code Section 65402(c), a notification of the proposed sale was submitted to the Planning Department of the City of Compton for its report as to conformance with the adopted General Plan. Since no answer was received within the 40-day period, as stipulated in this Section, it is conclusively deemed the proposed sale is in conformance with the adopted General Plan.

The sale is not considered adverse to the District's purposes and will not hinder the use of the drain for possible transportation, utility, or recreational corridors. The Quitclaim Deed will not transfer rights to any oil, gas, petroleum, or other hydrocarbons and minerals. The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

The Honorable Board of Supervisors
February 5, 2003
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ENVIRONMENTAL DOCUMENTATION

The sale of this property is categorically exempt from the CEQA, as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15312 of State CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

CONCLUSION

This action is in the District's interest. Enclosed are an original and two duplicates of the Quitclaim Deed. Please have the original and duplicates signed by the Chair and acknowledged by the Executive Officer of the Board of Supervisors. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

WH:ayc
P2:\BDWHD

Enc.

cc: Auditor Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel

RECORDING REQUESTED BY
AND MAIL TO:

Calsak Corporation
200 West Artesia Boulevard
Compton, CA 90220

Space Above This Line Reserved for Recorder's Use

Document transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale

Assessor's Identification Number:
7318-024-900 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By _____

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release and forever quitclaim to CALSAK CORPORATION, a California corporation, all its right, title and interest in and to the real property in the City of Compton, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

RESERVING to the Los Angeles County Flood Control District, a body corporate and politic, its successors and assigns, a perpetual easement for covered storm drain and appurtenant structures with ingress and egress purposes in, on, over and across that portion of this property described as Parcel No. 1DA in said Exhibit "A" attached hereto.

EXCEPTING AND RESERVING all oil, gas, petroleum and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chair, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:
VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

File with:	TRANSFER DRAINS
	Miscellaneous Transfer Drain
	No. T 287
Affects:	Parcel Nos. 1EX and 1DA
	S.D.2 M9724015

KDR:in:P:Conf:qdTDMTD T287

By _____
Deputy

NOTE: Acknowledgment form on reverse side

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this_____day of_____, 20_____, the facsimile signature of_____, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By_____ Deputy

(LACFCD-SEAL)

APPROVED as to form

LLOYD W. PELLMAN, County Counsel

By_____ Deputy

APPROVED as to title and execution, _____, 20_____. DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division MARTIN J. YOUNG Supervising Title Examiner III By_____
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